San Jose, California, September 25 1920

I hereby agree that May W. King may purchase from me Lot No. 3 in Block 15 of the Seale Addition to Palo Alto, California, for the sum of Forty-five Hundred (4500) Dollars, provided such purchase is made and such purchase price is paid within 30 days from this date. I agree to furnish a Certificate of Title of such lot but if the said May W. King is not satisfied with my title to said lot as shown by such Certificate, then this agreement shall immediately become and be null and void. If such purchase be made the purchase price may be paid to me either in cash or by delivering to me an Investment Certificate of the Palo Alto Mutual Building and Loan Association for the sum of Forty-five Hundred (4500) Dollars, which Investment Certificate shall then have been fully paid for by the said May W. King but which shall be made payable to me and which shall be payable on January 15th A. D. 1921, and which Certificate shall bear interest at the rate of six (6%) percent per annum until paid. Taxes to be pro-rated from July 1, 1920.

SARAH L. WINCHESTER

We, the undersigned, the said Charles L. Buckman, as principal, and the said J. T. Dunn and J. F. Parkinson, as sureties, agree with Sarah L. Winchester to finish and complete a certain seven room frame cottage on lot 3, block 15, Seale Addition to the Town of Palo Alto, Santa Clara County, California, in the manner and at the times and under the terms set forth in the contract and specifications, signed on May 20, 1907, by the said Charles L. Buckman and Sarah L. Winchester.

In witness whereof, we have hereunto set our hands and seals this 20th. day of May, 1907.

C L Buckman Seal.

J. T. Dunn Seal.

J. F. Parkinson Seal.

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SPECIFICATIONS

For completion of house on lot 3, Block 15, South Palo Alto, County of Santa Clara, State of California. As the frame is up and side wall shingled, will commence with roof.

ROOF:

To be shingled with Redwood Shingles; gutter or eave trough to be 3x4, well leaded together. To have a dormer window in north side of roof of suitable size for roof.

WINDOWS:

To be 2 light windows, same size as openings and frames already set. Windows to have screens with hinges and catches.

DOORS:

To be slash grain pine, Colonial style, of size marked on plan. Front door to be selected by owner.

CASINGS and BASEBOARD to be slash grain sanded pine. All panel work to be sanded.

FLOORS:

All floors No. 1, O.P. 1x4 Flooring.

LIVING ROOM:

To be panelled with 1x12 slash grain pine, and battened with 1 1/2" battens. Ceiling to have cross beams, 4x6 - 4 ft. apart.

DINING ROOM:

To be either plastered or panelled same as living room.

KITCHEN:

To be ceiled with No. 1 O.P. 1x4 flooring. To have sink and drainboard.

PANTRY:

Sealed with No. 1 O.P. 1x4. A cooling cupboard to built in addition to pantry. To have not over 100 lin. ft. of 1x10 shelving.

CHINA CLOSET:

To be same as in Mr. Marriot's house.

PLASTER:

All rooms to be plastered except Dining Room, Living Room, Kitchen, and Pantry, with hard plaster and Monterey sand finish. All corners to be true and straight.

CHANGES:

To build a room in attic not less than 12x12, with dormer window. Ceil room with 1x4 pine ceiling. Set partition between kitchen and dining room over 3 ft. Build stair up to attic room in south bed-room. Build closet under stair way, also 3 draws under same.

Run a partition crossway from front of house to kitchen to make dining room. Set over closet partition far enough to make a bath room, also closet.

Build a small toilet room on outside at a place selected by owner.

Build platform in rear of house, 4x6, with railing around edge.

Cellar to have steps and door-way.

Charles L Buckman

WIRING:

To be done as owner directs.

PLUMBING:

To be done as owner directs.

Dated, May 25 1907

PAINTING:

Outside trimming to be painted two coats of lead and oil of standard colors. Inside to be painted two coats of paint or two coats of hard oil. All nail holes to be well puttied. Owner to select all colors of paints.

HARDWARE:

All finish hardware to be old copper or brass of designs carried in stock in Palo Alto, California.

FIREPLACE:

To be double fireplace of plain pressed brick, same as in house at No._____Palo Alto.

8x 8 Flue in kitchen. All to be built with cement.

House to be Complete in 60 days

TERMS:

$2500 cash. Will make out deed deposit in bank.

Balance, $2500.00, to be paid in four equal payments, as follows:

[illegible] roof is on,

One fourth when plastered,

One fourth when completed,

One fourth 35 days after completion, to be deposited in bank to be held till 35 days after house is completed.

Charles L Buckman

Dated, May 20, 1907